

Unit 2, Eros House

Eros House, St Martin

Retail / Office Premises



Total Space
356 Sq Ft

Location
St Martin's Village

Visibility
Prominent Position

Condition
Well Presented

Rent
Upon Application

Available
Immediately

Located in the heart of St Martin's Village, Unit 2 is a well presented premises which could potentially be utilised as an office or retail unit.

LOCATION

Unit 2, Eros House is prominently positioned on a two-way public roadway known as La Grande Rue, in the heart of St Martin's Village. It therefore occupies a visible position with good levels of footfall and passing traffic.

Forming part of the St Martin's Local Centre, it is a highly sought after location which offers office buildings, supermarkets, petrol filling stations, a doctor surgery, dentist, veterinary clinic, public houses, restaurants and numerous retail outlets.



DESCRIPTION

The available premises, known as Unit 2, is arranged over a single floor and is accessed directly from La Grande Rue.

The premises comprises a lobby entrance and three well presented rooms, two of which have been interconnected. It has been fitted with under floor heating, LED spot lights, power points and laminate floors. There is also a dedicated WC serving the premises and this also provides access to the rear of Eros House.

Potentially, by way of separate negotiation, there may be an opportunity to rent an onsite car parking space.

ACCOMMODATION

The premises provides approximately 356 sq ft of accommodation. This comprises the following:

Description	Area (sq ft)
Room 1 (interconnected with Room 2)	126
Room 2 (interconnected with Room 1)	112
Room 3	118
Total	356

TENURE

Leasehold.

The premises is available to rent by way of sublease with the existing tenant. The existing tenant's head lease is due to expire on 31 August 2025.

RENT

The rent for the premises is available upon application.

AVAILABILITY

The premises is available to rent immediately.

LEGALS

All terms are subject to contract.

Each party shall bear their own legal costs in connection with this transaction.





Our Services

Watts Property Consultants are able to offer the full range of commercial property services to meet clients' requirements.



Building Consultancy

Our Building Consultancy Team offers a broad range of building surveying services, including project management, defect analysis, dilapidations and interior fit outs on all property types.

Lease Consultancy

Our Lease Consultancy Department includes an expert team to deal with all manner of landlord and tenant matters.

FURTHER INFORMATION & VIEWING

Wing Lai

MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 412578
E: wing.lai@watts.property

Joanna Watts

MA Cantab MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 130686
E: jo.watts@watts.property

Every care is taken in the preparation of these particulars, however, Watts Property Consultants Ltd nor its agents nor the vendor are responsible for any errors, omissions or mis-statements contained within them. They do not constitute an offer or contract and no employee of Watts & Co Ltd has the authority to make or give any representation, or warranty in relation to this property. Prospective purchasers and/or tenants should conduct their own investigation before making any agreement to purchase or lease this property. Measurements are given for guidance purposes only and are approximate.